



CHAPTER 5 GUIDELINES FOR ADDITIONS



Additions, like new construction in general, provide an exciting opportunity to create designs that respect the classical proportions, building styles, and indigenous materials used in the construction of the historic village in ways that complement rather than detract from this National Historic Landmark.



The Dormers, built in the early 1800s, has received additions that include wings on the north and south sides of the house, and the rear. They are all subordinate to the original brick house in their massing, scale, height and width.

A. INTRODUCTION

There are three precedents for the location of additions on historic buildings in the Waterford Historic and Cultural Conservation Districts.

- Village townhouses in Waterford often grew vertically, eventually reaching three stories. The material often changes between the ground floor and upper stories.
- Freestanding vernacular structures of log, stone or brick often received additions, on axis with the original façade. A few of these early additions dwarfed the original structures and signaled the rising fortunes of the property owner. New additions should not follow this precedent. See *Section B: Function and Design* for more guidance.
- By the mid-nineteenth century it was fashionable to construct the addition to the rear of the existing structure, often called an ell. These additions were often the first attached kitchens for a dwelling.

Whether steeply or gently sloping, Waterford's topography creates both opportunities and challenges for the siting of an addition. By working with the terrain it may be possible to reduce the perceived mass and height of an addition.

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■ GUIDELINE

- I. Often historic dwellings already have one or more additions. Ensure that these later changes that help to tell the historical story of the property are preserved along with the original house. Their form and massing should not be altered extensively when adding a new addition.

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An early residence along Butcher's Row received a recent addition that respects the scale of the original dwelling and the character of the streetscape.



A number of small scale masses of differing materials are joined to create a u-shaped finished structure. This is the view seen from Butcher's Row.



The view from Water Street shows that the frame mass is actually much larger than it appears from the front. This side of the house faces the boundary of the district.

B. LOCATION, ORIENTATION AND ATTACHMENT

■ INAPPROPRIATE TREATMENT

1. Do not locate an addition to the front of the primary facade of a structure.

■ GUIDELINES

1. Locate a necessary addition on a side or rear elevation according to local precedents.
2. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
3. Attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

C. DESIGN

The design of new additions should follow the *Guidelines for New Construction* in the preceding chapter. Other considerations that are specific to new additions are listed below.

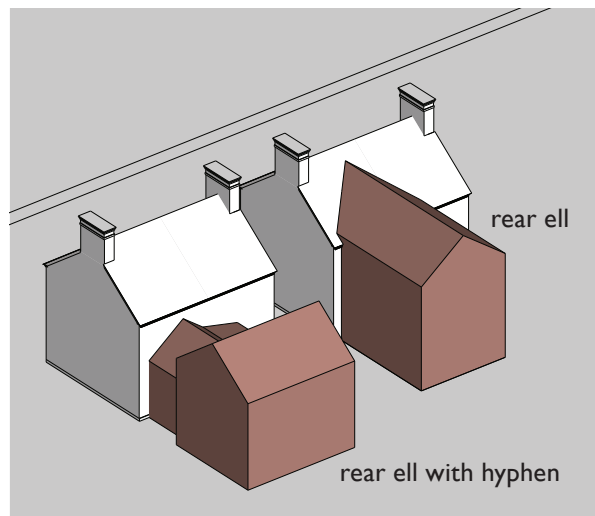
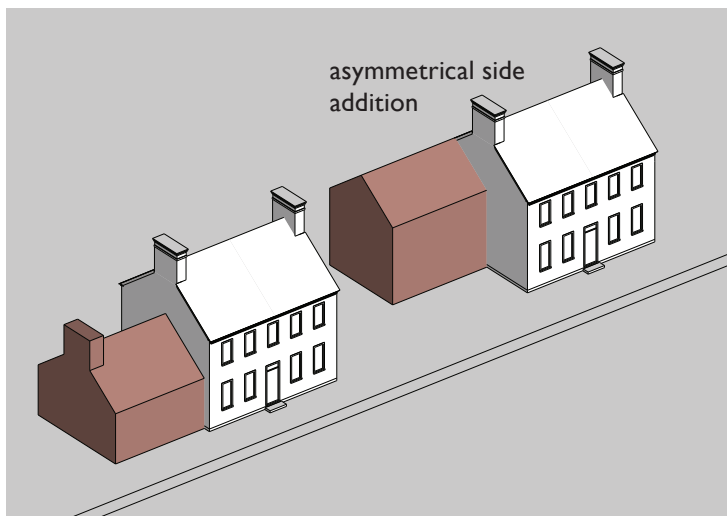
■ INAPPROPRIATE TREATMENTS

1. Do not design an addition to be an exact copy of the existing historic building. The integrity of the historic structure is compromised when the difference between the new and historic elements is indiscernible.
2. Do not use the exact wall plane, roofline, or cornice height of the existing structure in the new design.

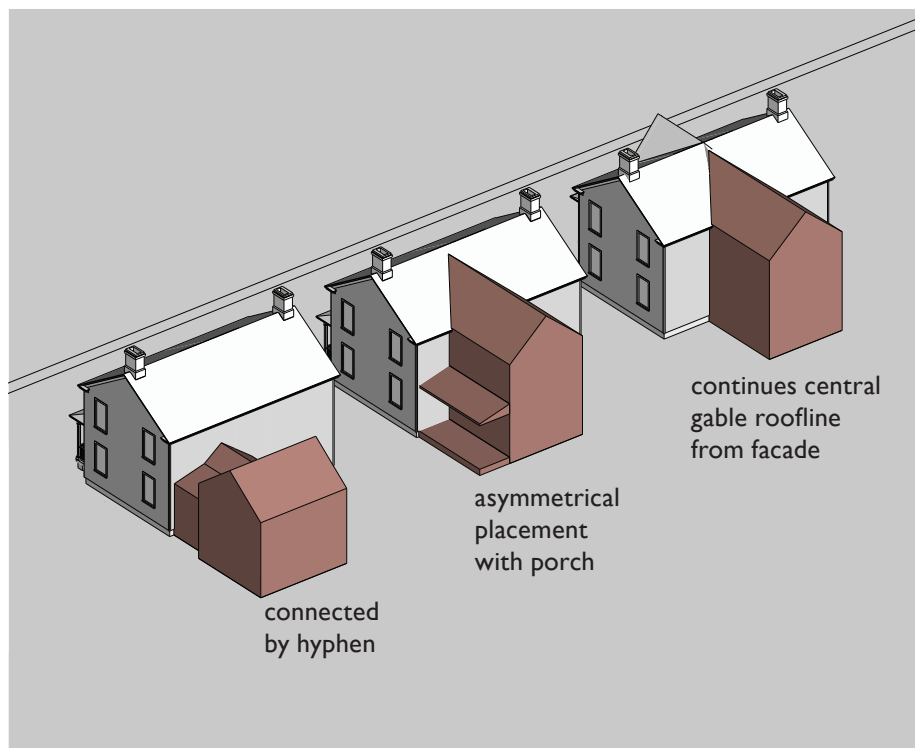
■ GUIDELINES

1. Minimize the removal of historic materials that characterize the property when constructing a new addition.
2. Design additions to be subordinate in size, scale, massing, and siting. The existing historic architecture, including additions, should remain the visual focal point.
3. Make sure that the design of a new addition is compatible with the architectural style and ratio of solids to voids of the existing building.
4. Consider differentiating the design of the addition from the historic structure. This need not be a radical departure from the original design, but may reflect a later period of development in the district, a simplification of original elements, use of different traditional materials, or a new pattern of window size and placement.





Early two-story structures provide many precedents for the placement of an asymmetrical addition to the side or a rear ell with or without a hyphen.



Waterford has a number of two-story vernacular Victorian side-gabled dwellings. Historic precedents inform the placement of additions to the rear of these structures.



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Both the addition and the dormer share the gable roof shape of the main house.

D. ROOF

■ INAPPROPRIATE TREATMENT

1. Do not extend the existing roofline of the original structure when constructing a new addition.

■ GUIDELINES

1. Maintain the existing roof pitch in the new addition, if possible.
2. Repeat roof forms found on the historic structure. Most often this will be a gable roof form.
3. Rooflines for new additions should be secondary in height to those of the existing structure.

E. MATERIALS AND DETAILS

■ INAPPROPRIATE TREATMENT

1. Do not use modern materials that detract for the historic appearance of the structure. For more information on materials, see *Chapter 7: Guidelines for Materials*.
2. Do not design additions without details that provide a visual link to the earlier dwelling.
3. Do not “paste-on” historic details to a modern unadorned addition.

■ GUIDELINES

1. Use materials, building elements, architectural details, and colors that are compatible with the existing building. These include but are not limited to roof overhangs, cornices, chimneys, window and door trim, brick, stone, wood siding and shingle patterns, and entry elements. Elements such as these provide much of the decoration for historic structures in Waterford.
2. Use only materials that replicate the original material in dimensions, proportions, and appearance.
3. The HDRC will consider the use of alternative materials or non-historic architecture in the district if it is compatible with the existing structure.



This late-eighteenth century stone house received a brick addition in the early nineteenth century. Stone and brick were the favored building materials in early Waterford.

The gradually decreasing size of these additions helps the enlarged house to relate to the scale of the adjacent outbuilding.

